

CITY COUNCIL
ATLANTA, GEORGIA

AN ORDINANCE

BY: ZONING COMMITTEE

Z-09-33

AN ORDINANCE DESIGNATING THE IMPERIAL HOTEL, LOCATED AT 355 PEACHTREE CENTER AVENUE, NE, LAND LOT 50, OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND CERTAIN REAL PROPERTY ON WHICH IT IS LOCATED, TO THE OVERLAY ZONING DESIGNATION OF LANDMARK BUILDING OR SITE* PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA AND REZONING FROM SPI-1(SA1) / HBS (SPECIAL PUBLIC INTEREST DISTRICT-1, SUBAREA 1 / HISTORIC BUILDING OR SITE) TO SPI-1(SA1)/LBS (SPECIAL PUBLIC INTEREST DISTRICT-1, SUBAREA 1 / LANDMARK BUILDING OR SITE); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as follows:

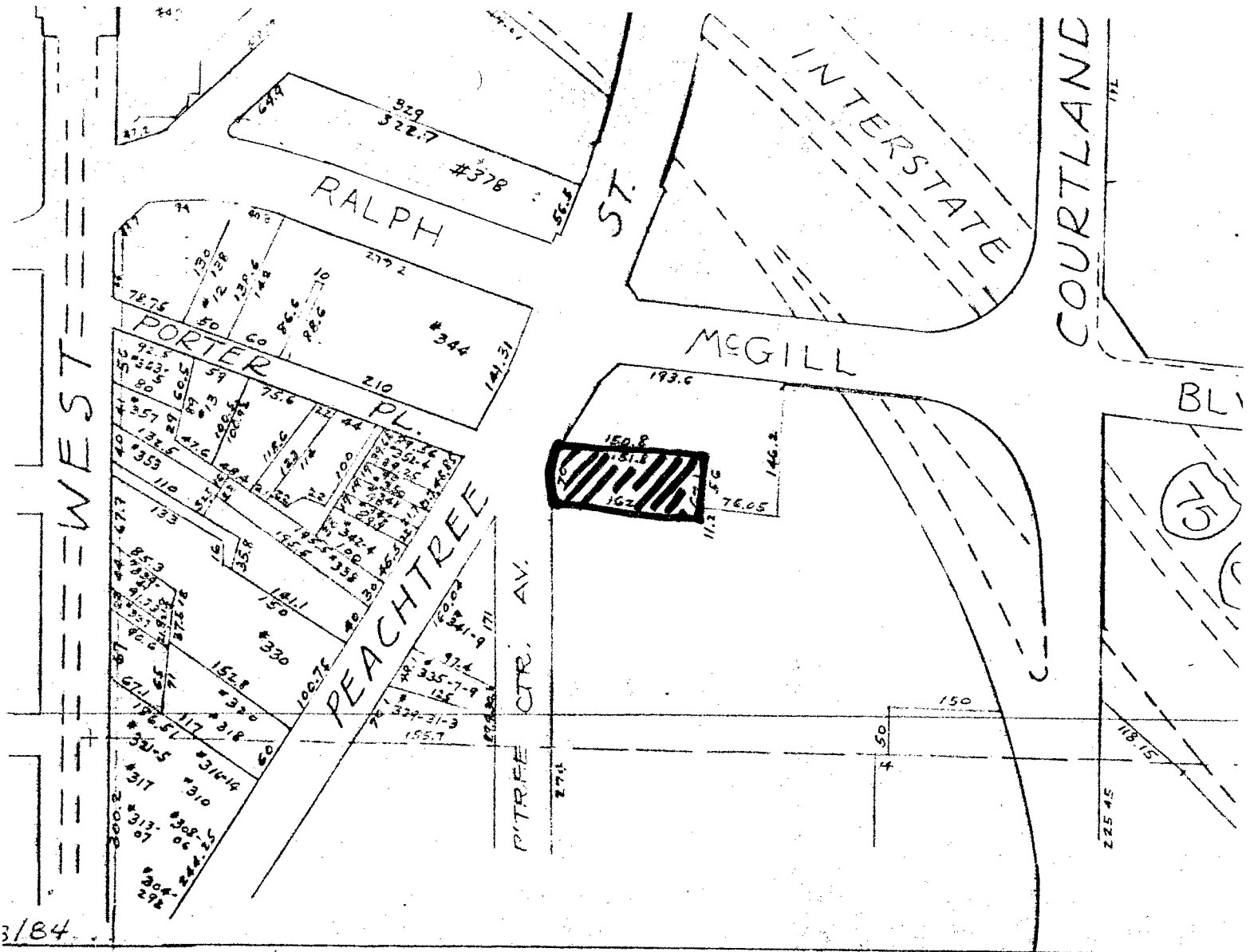
SECTION 1. That the property known as the Imperial Hotel located at 355 Peachtree Center Avenue, NE, Land Lot 50 of the 14th District of Fulton County, Georgia and more fully described in Attachment "A-1" to this ordinance, which attachment is incorporated herein, met the criteria for Landmark Building or Site as set forth in the Nomination Resolution of the Urban Design Commission attached hereto as Attachment "B" and incorporated herein, and is hereby determined to be a Landmark Building or Site pursuant to Chapter 20 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

SECTION 2. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by designating said property described in Attachment "A-1" to the overlay zoning category "Landmark Building or Site" pursuant to Section 16-20.006 of the 1982 Zoning Ordinance of the City of Atlanta, as amended, such that all parts of the site described by the metes and bounds description in Attachment "A-2" and any structure located thereon are so designated.

SECTION 3. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended so as to provide that the subject property bears, in addition to its SPI-1 (SA1) zoning classification, the overlay zoning designation "Landmark Building or Site", which designation should be officially abbreviated as "LBS" and shall immediately follow the abbreviation for the existing zoning classification. Said property is subject to all zoning regulations contained in the 1982

Zoning Ordinance of the City of Atlanta applicable to both the previously existing SPI-1 (SA1) and the general regulations governing Landmark Buildings or Sites contained in Chapter 20 of the 1982 zoning Ordinance, as amended, as well as any other applicable laws and regulations.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are repealed.

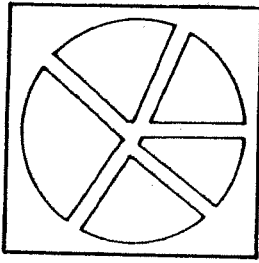


**LEGAL DESCRIPTION
IMPERIAL HOTEL**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 50 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found on the southeast right-of-way line of Peachtree Center Avenue (Variable R/W), said iron pin being South 25 degrees 18 minutes 22 seconds West a distance of 69.55 feet from a concrete monument found at the southwesterly end of a miter at the intersection of the southeast right-of-way line of Peachtree Center Avenue and the southerly right-of-way line of Ralph McGill Boulevard (60' R/W); thence leaving the southeasterly right-of-way line of Peachtree Center Avenue and running South 83 degrees 45 minutes 52 seconds East a distance of 151.04 feet to a concrete nail found; thence South 08 degrees 11 minutes 02 seconds West a distance of 56.11 feet to a point; thence South 08 degrees 10 minutes 08 seconds West a distance of 11.00 feet to a point; thence North 84 degrees 20 minutes 13 seconds West a distance of 162.19 feet to an iron pin found on the southeasterly right-of-way line of Peachtree Center Avenue (Variable R/W); thence following said right-of-way line North 17 degrees 17 minutes 04 seconds East a distance of 69.99 feet to an iron pin and the Point of Beginning.

Said parcel containing 10,625 square feet or 0.244 acres of land as shown on an ALTA/ACSM Land Title Survey for Wachovia Bank of Georgia, N.A., Georgia Housing & Finance Authority, City of Atlanta, Atlanta Neighborhood Development Partnership, Progressive Imperial Partners, L.P., Federal National Mortgage Association & Corporation for Supportive Housing by Planners and Engineers Collaborative dated December 8, 1986, last revised October 6, 1995.



ATLANTA
URBAN DESIGN
COMMISSION

ATLANTA CITY HALL
55 TRINITY AVENUE, SW
SUITE 3400
ATLANTA, GEORGIA 30335-0331
(404) 330-8200

N-09-157

RESOLUTION

Whereas, the Acting Executive Director of the Atlanta Urban Design Commission initiated the nomination process by mailing the appropriate Notice of Intent to Nominate to the property owners of the Imperial Hotel pursuant to Subsection (b) of the City of Atlanta Code of Ordinances, Section 16-20.005

Whereas, the Acting Executive Director caused to be conducted extensive research regarding this proposed nomination and has compiled a written report stating the findings and recommendations regarding the historic, architectural and cultural significance of said nomination pursuant to Subsection (d) of said code section, which report, Exhibit "A", is attached to this resolution and is hereby incorporated by this reference; and

Whereas, a public hearing was held by this Commission to consider said nomination after appropriate public notice was provided as required by Subsection (e) of said code section; and

Whereas, this Commission has reviewed and considered said designation report as well as all other testimony, documentation and other evidence presented to it, including the testimony of all interested members of the public and the property owner pursuant to Subsection (e) of said code section; and

Now therefore be it resolved by the Urban Design Commission of the City of Atlanta as follows:

Section 1. That the designation report caused to be prepared by the Acting Executive Director of the Urban Design Commission is hereby adopted by this Commission and shall constitute the Findings of Fact upon which this nomination is based.

Section 2. That the Commission hereby determines that the Imperial Hotel, a map and legal description of which delineating all boundaries is attached hereto as Exhibit "B" and Exhibit "C", respectively, hereby incorporated by this reference, is architecturally, historically, and culturally significant.

Section 3. That the Commission further determines the Imperial Hotel to be eligible for designation to the category of Landmark Building or Site (LBS), with the exceptions as noted above, as meeting, at a minimum, the eligibility criteria set forth in Section 16-20.004(b)(1), specifically including subsections a., b., and c. of this code section. The Imperial Hotel is located at 355 Peachtree Center Avenue, NE in Land Lot 50 of the 14th District of Fulton County, Atlanta, Georgia.

Section 5. That the Commission hereby further determines that said Imperial Hotel meets the criteria set forth in Section 16-20.004(b)(2)a., specifically including those criteria in the following groups: Group I (3); Group II (1), (2), (3), (6), (7), (8), (9), (10), (11); and Group III (1), (2), and (3).

Section 6. That the Commission, having determined that the Imperial Hotel meets or exceeds the criteria as set forth herein, hereby nominates the Imperial Hotel to the category of Landmark Building of Site (LBS) pursuant to Section 16-20.005(e)(3).

Section 7. That the Commission hereby directs the Executive Director to transmit this resolution including all supporting documentation to the Chair of the Zoning Committee of the Atlanta City Council, to the Commissioner of the Department of Planning and Community Development, and to notify by first class mail the owner of the Imperial Hotel.

Approved and nominated by the Atlanta Urban Design Commission on September 9, 2009.


Regina Brewer, Chair
Atlanta Urban Design Commission

IMPERIAL HOTEL

355 Peachtree Center Avenue NE
City of Atlanta, Fulton County, Georgia
Existing Zoning: SPI-1SA1 / HBS (Historic Building / Site)

N-09-157
Proposed Designation:
***Landmark Building/Site -
Exterior***

Description of Boundaries: The property is located on the southeast corner of Ralph McGill Boulevard and Peachtree Center Avenue. A parking lot takes up the northern half of the property; the building is on the southernmost portion of the property. The designation will include the building and the land. See the attached survey drawn December 8, 1986, updated August 3, 1993, prepared by Planners and Engineers Collaborative.

Constructed: 1910

Architect: Edward E. Dougherty
Builder: R.M. Walker

Architect, rehabilitation: Smith Dalia Architects
Builder, rehabilitation: Gay Construction Company

OVERALL SIGNIFICANCE

The significance of the Imperial Hotel lies in its architectural merit, and in the part the building has played in the commercial development of Atlanta as the city moved northward along the Peachtree Street corridor. It is also important as one of a relatively small number of early 20th century "businessmen's hotels" to survive. In recognition of its significance, the building was individually listed in the National Register of Historic Places on March 31, 1983. On October 23, 1989, it was listed by the City of Atlanta Urban Design Commission as a Historic Building Site.

Architecturally, the building is an excellent example of the Chicago Style of tall buildings in Atlanta. It features a tall, narrow profile (especially when seen from Peachtree Center Avenue), a tripartite exterior design consisting of base, shaft and capital (taken from the form of a column by the early architects of this type of building), extensive bay windows (also a characteristic feature of Chicago Style buildings, but relatively rare in Atlanta), and an internal skeletal frame (also a feature of the Chicago Style).

In the area of commercial development, the Imperial Hotel is significant for the role it played in Atlanta's early 20th century commercial development northward along the Peachtree corridor, and represents the movement of commercial development in the city north from the downtown business district. It was one of the earliest major commercial buildings constructed along the Peachtree corridor north of downtown. As noted by the National Register nomination in 1983:

"The hotel is located on a small unlandscaped lot at the busy intersection of Peachtree Street, Ivy Street (now Peachtree Center Avenue) and Ralph McGill Boulevard (originally Forrest Avenue), just north of downtown Atlanta. It stands amidst a collection of historic buildings that include Sacred Heart Church (1898), The Farlinger (1898) and First Methodist Episcopal Church (1903). Parking lots are located to its north side and rear."

"The Imperial Hotel and its neighbor, the Farlinger (an early twentieth century apartment building), were among the earliest major commercial buildings built along the Peachtree Street corridor north of downtown in the first decade of the twentieth century." At the time the Imperial Hotel was built, it was considered to be on the outskirts of Atlanta, with easy access made possible by the trolley that ran up Peachtree. With the increasing importance of the automobile, the Imperial's location was convenient to the ever-expanding shopping, theatre, and business districts of Atlanta. Other than the demolition of the Farlinger in 1988, the area today remains much as it was in 1983."

ARCHITECTURAL SIGNIFICANCE

As noted in the National Register nomination in 1983:

"The hotel is the work of the noted Atlanta architect, Edward E. Dougherty (1876-1943), a graduate of Cornell University School of Architecture and the Ecole des Beaux Arts in Paris. Dougherty opened an office in Atlanta....During his years in Atlanta and later years in Nashville, Tennessee, he designed a number of important churches, hotels, and other buildings throughout the southeast. His early twentieth century commercial architecture is noted for its innovative use of reinforced concrete as a framing material."

Dougherty was born in Atlanta and received his Bachelor of Arts from the University of Georgia in 1895. He then enrolled in Cornell University, and received a Bachelor of Architecture degree from that school in 1898. Continuing his education, he enrolled in the architecture course at the Ecole des Beaux Arts, and after finishing there took the "grand tour" of Europe. He returned to the United States in 1905, and set up practice in Atlanta. He was elected a "non-Institute" member of the American Institute of Architects (AIA) in 1907. During his time in Atlanta, he designed "several local schools, local dwellings as well as large commissions such as the design for the Imperial Hotel and the Druid Hills Golf Club." (Henrietta O'Brien Ladson, "Edward Emmett Dougherty and the American Renaissance," p. 6) After achieving success in his home city, he moved to Nashville in 1916, where he organized the firm of Dougherty & Gardner in 1918, and continued his successful practice. As his reputation as an architect grew, he received commissions from other locations in the southeast, and opened another office in Knoxville, Tennessee. The partnership with Gardner was dissolved around 1930 and he became senior partner in the firm of Dougherty, Wallace and Clemmons until the early 1940s. Dougherty died in November 1943."

COMMERCIAL DEVELOPMENT SIGNIFICANCE

The Imperial Hotel and the Georgian Terrace Hotel are the oldest of the six remaining high-rise hotels that were built in Atlanta during the first two decades of the twentieth century, both having been constructed in the 1910-1911 time frame. The Georgian Terrace Hotel, located on the corner of Peachtree and North Avenue, was designated a City of Atlanta Landmark Building Site on June 13, 1990. However, the two hotels historically catered to totally different clientele, as the Georgian Terrace attracted the upper-class while the Imperial catered to business travelers.

Construction of the Imperial Hotel predated the Winecoff Hotel (now the Ellis), on the corner of Peachtree and Ellis Streets, by two years, and the Biltmore Hotel, on West Peachtree between 5th and 6th Streets, by thirteen years.

Other early twentieth century hotels that catered to a business-class clientele were the Piedmont, the Ansley and the Henry Grady. The Piedmont Hotel, which opened in 1903, was located at the corner of Luckie and Peachtree Streets. The Henry Grady Hotel was completed in 1924 and demolished in 1972. It was located at the present site of the Westin Peachtree Plaza. The Hotel Ansley was built at the same time as the Winecoff, and located at the corner of Forsyth and Williams Streets. It was taken over by Dinkler Hotels and operated as The Dinkler Plaza in the 1950s. All of them have been demolished, leaving the Imperial Hotel as the sole remaining early twentieth century example of this type of hotel in Atlanta.

Two other high-rise hotels in Atlanta that date from the end of the same early twentieth century time period are located on Ponce de Leon Avenue, rather than the more common Peachtree/West Peachtree corridor. They include the Briarcliff Hotel on the corner of Ponce de Leon and North Highland. Built in 1925, it is now houses senior citizens. The Clermont Hotel, also on Ponce de Leon, was completed in 1924, but was originally built as an apartment building. Both buildings are in need of renovation. The Cox-Carlton, just north of the Georgian Terrace on Peachtree, and the Wynne, on North Highland near Ponce de Leon, were both apartment or residential-type hotels.

Other historic hotels that still exist in Atlanta are of more recent construction and are generally of the motel type rather than multi-story. The three most notable hotels that have been demolished since 1989 are of this type, and include the Cabana at the corner of Peachtree and 7th Streets (2002), the Palamont on Auburn Avenue (2006) and the Castlegate near Howell Mill Road (2002). In a return to the early twentieth century type, and reflecting rising downtown land values, more recent hotel construction in Atlanta has once again been of high-rise construction, of which the Westin Peachtree Plaza (mentioned in a previous paragraph) is an example.

ARCHITECTURAL / RECENT DEVELOPMENT HISTORY

The building is described in the National Register nomination of 1983 as follows:

"The Imperial Hotel is an eight-story, early twentieth century hotel building designed in a variation of the Chicago style. It is located on Peachtree Street at its intersection with Ivy Street (now Peachtree Center Avenue) and Ralph McGill Boulevard, just north of downtown Atlanta, Fulton County, Georgia.

The rectangular, flat-roofed hotel has a reinforced concrete frame and is veneer with red brick inset with terra cotta. Its front façade has a tall, narrow silhouette, subdivided into a tripartite arrangement made up of a projecting first floor, a plainly detailed shaft and a more ornate cap. The projecting first floor brick structure...was built in 1953 (and was removed in the mid-1990s renovation of the building by Progressive Redevelopment and replaced with a replication of the "original open brick arcade with Tudor arches")... The shaft, with its six-over-one double hung sash windows grouped in pairs, is detailed with

spandrels highlighted with decorative brickwork and geometric-shaped terra cotta insets. Between the pairs of windows, vertical pier-like sections rise uninterrupted from the second to the seventh floor where a string-course marks the start of the cap. Wrought iron balconies are located at the windows of the third and eighth floors. The eighth floor, with single larger windows set between decorative brick and terra cotta panels, is surmounted by a corbelled brick cornice and a parapet highlighted with terra cotta. The cornice and parapet continue around the entire south side and a portion of the north side. Both sides of the structure are articulated with seven rows of bay windows which extend as continuous projections from the second to the eighth floors, alternating with rows of small sash windows. These bays are constructed of sheet metal and most retain their original eight-over-one flanked by four-over-one wooden sash windows. A fire escape, smoke stack, and ventilator pipes are affixed to the rear of the building..."

"On the interior, the hotel has public areas on the first floor and in the basement, and hotel rooms above. Two Otis elevators with all their original equipment and a stairwell rise through the building. The first floor contains a lobby, a non-historic coffee shop... and a lounge.... Although extensively remodeled, significant original features remain in the lobby area. These include a Tudor-arched stone fireplace with a central "IH" cartouche...some marble wainscoting; the original tile floor...crown molding around the exposed concrete ceiling beams; an "I" motif in some column capitals; a fanlight above the opening to the lounge area; and stone treads on the stairs leading to the second floor. The lounge area was extensively remodeled following a 1968 fire, but ceiling details remain here too... The basement was finished as a restaurant in 1953. On the upper floors, which remain virtually intact, rooms are organized off both sides of a "T"-shaped central corridor. Detailing is simple and includes simple wood molding around doors and windows, baseboards, picture rails, and transoms above doors. Some of the rooms have built-in window seats in the bay areas. Many of the bathrooms, located between rooms, have their original fixtures and hexagonal tile floors."

Progressive Redevelopment Renovation

At the time (October 23, 1989) the Imperial Hotel was listed by the City of Atlanta Urban Design Commission as a Historic Building Site the renovation of the hotel into low-income apartments by Progressive Redevelopment had not begun. In short, the renovation of the Imperial Hotel, which resulted in the return of the building to its original appearance and significantly increased its architectural integrity, took place after the building was designated as a Historic Building / Site (HBS).

As shown in the attached "before and after" photographs, the building had deteriorated seriously by 1994. The Imperial Hotel was rehabilitated in 1995-1996 by Progressive Redevelopment, Inc. as affordable apartments for low-income tenants. The renovation was certified by the State of Georgia and National Park Service in 1997.

The rehabilitation of the building included repair of historic material including the exterior brickwork, wrought iron balconies and replacement of the arched brick arcade on the Peachtree elevation of the building. A non-historic projecting brick structure was added to the first floor in 1953 on the west (Peachtree Street) elevation. This addition was removed and replaced with a

replication of the "original open brick arcade with Tudor arches." Please refer to **Attachment 9**, which is a c.1917 photograph of the building, and compare that to **Attachment 10**, which shows the same elevation before (1994) and after (1997) the renovation. **Photo #1** shows the same elevation in 2009. Progressive Redevelopment used historic photographs like **Attachment 9** in order to replicate the original arcade fronting on Peachtree Street and restore the building to its historic appearance.

The owner renovated the rest of the building, which had been allowed by the previous owner to deteriorate to a near-dangerous condition. **Attachment 11** shows the north elevation of the building before (1994) and after (1997) the renovation. **Photo #5** and **Photo #6** show the north elevation in 2009.

Other non-historic additions were also removed. Interior work included repair or replacement-in-kind of most historic finishes in the first floor entrance lobby and the second floor corridor. In addition doors on the second floor, while new to meet smoke and fire ratings, were designed to replicate the original doors. Except for floors 2, 3 and 4 on the Peachtree Street elevation, most windows were replaced as they had deteriorated beyond repair. The metal spandrel panels and trim on three of the bays were restored, including the use of salvaged wood windows. On the upper floors minor alterations were made to create apartments, including kitchens and re-working of baths.

Although the interior of the building is not included in the Landmark Building Site nomination for the Imperial Hotel, it is worth noting that Progressive Redevelopment also removed non-historic additions, retained historic fabric and returned the lobby area of the hotel to a more appropriate appearance. Two 1994 photographs of the lobby area before the renovation are shown in **Attachment 12**, and contrast sharply with the current photo shown in **Attachment 13**. The quality of the interior renovation, although not part of the nomination, has also significantly increased the architectural integrity of the Imperial Hotel.

Criteria for a Landmark Building:

Group I – Historic:

3. A building or site associated with an extremely important cultural pattern or social, economic or ethnic group in the history of the city, the state or the nation.

Group II – Architectural:

1. A building or site that clearly dominates or is strongly identified with a street scene or the urban landscape.
2. A building or site which is the work of an exceptionally important master architect or builder.
3. A building or site which is an exceptionally fine example of a style or period of construction that is typically of the City of Atlanta.
6. A building or site whose design possesses exceptionally high artistic values.
7. A building or site whose design exhibits exceptionally high quality craftsmanship.
8. A building or site associated with an exceptionally significant technology or method of construction, including the use of materials in a significant way.
9. A building or site which has an exceptionally high degree of integrity.

10. A building or site which has virtually all character-defining elements intact.
11. A building or site whose original site orientation is maintained.

Group III – Cultural:

1. A building or site that has served at a major, city-wide scale as a focus of activity, a gathering spot, or other specific point of reference in the urban fabric of the city.
2. A building or site by its location is broadly known or recognized by residents throughout the city.
3. A building or site which clearly conveys a sense of time and place and about which one has an exceptionally good ability to interpret the historic character of the resource.

FINDINGS

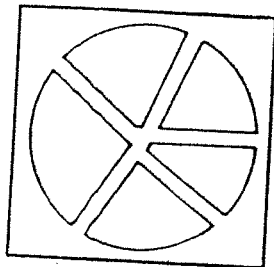
The proposed nomination of the Imperial Hotel meets the above-referenced criteria, as well as the minimum criteria for a Landmark Building or Site as set out in Section 16-20.004(b) (1) a., b., and c. of the Code of Ordinances of the City of Atlanta.

Bibliography

Sources for the architectural description, historic narrative, and commercial significance contained in this nomination were a "National Register of Historic Places Inventory-Nomination Form" prepared by Carolyn Brooks, National Register Researcher, Historic Preservation Section, Georgia Department of Natural Resources, February 11, 1983. Additional information is found in a "Historic Preservation Certification Application-Part 1, dated September 18, 1981, and in "Historic Preservation Section Staff Notes" from November 1981. These documents are available at the Historic Preservation Division (HPD), Georgia's State Historic Preservation Office, located at 34 Peachtree Street NW.

Sources for Edward E. Dougherty included "Edward Emmett Dougherty and the American Renaissance" by Henrietta O'Brien Ladson, thesis submitted to the Faculty of the Graduate School of Vanderbilt University, December, 1990. A copy is available in the Edward E. Dougherty architect's file at HPD.

2-89-84



ATLANTA
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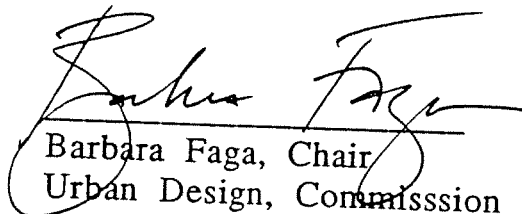
ATLANTA CITY HALL
55 TRINITY AVENUE, SW
SUITE 3400
ATLANTA, GEORGIA 30335-0331
(404) 330-6200

N-89-89

RESOLUTION OF NOMINATION

RESOLVED by the Urban Design Commission of Atlanta that the Imperial Hotel, located at 355 Peachtree Street, N.E., District 14, Land Lot 50, Existing Zoning SPI-1, is nominated as an Historic Building-Exterior. The Commission staff's designation report, attached hereto, for said building is adopted as the Findings of Fact which constitute the basis for the nomination. Furthermore, said building meets the minimum requirements set forth in Section 16-20.004(B)(1) and meets the following specific criteria: Group I (2), Group II (1) (2) (3) (7) (9) (10) (11), Group III (1) (2) (3), pursuant to Chapter 20 of the Zoning Code of the City of Atlanta.

Approved and nominated by the Urban Design Commission on August 3, 1989.


Barbara Faga, Chair
Urban Design, Commission

THE IMPERIAL HOTEL
355 Peachtree Street, N.E.
Fronting 70' on the east side of Peachtree
St., approx. 100' from the southeast corner
of the intersection of Peachtree St. and Ralph
McGill Blvd.
District 14, Land Lot ~~54~~ 50
Fulton County, City of Atlanta
Existing Zoning SPI-1

N-89-89
Proposed Nomination:
Historic Building -
Exterior

Constructed: 1910-1911
Architect: Edward E. Dougherty

National Register listed: 1981

HISTORY

The Imperial Hotel is located at the intersection of three busy thoroughfares, Peachtree Street, Peachtree Center Boulevard (formerly Ivy Street) and Ralph McGill Boulevard (formerly Forrest Avenue), with the hotel facing Peachtree Street. At the turn of the century though, this location was considered to be the outermost limits of the city. By 1910, when construction of the hotel first began, the northern expansion of the city was taking place along the major corridor of Peachtree Street, first residentially and then commercially. Aided by the trolley, but more significantly by the automobile, the Imperial's location was convenient to the shopping, theatre, and business districts. The Imperial Hotel, along with the Farlinger Apartments (constructed 1898, demolished 1988) were among the first commercial endeavors in the area.

The Imperial Hotel was conceived and built as a moderately-priced hotel for businessmen, conventioners, and tourists with rates starting at \$1.50 for a single and \$5.00 for a double. The Official Guide to Atlanta (c. 1926) indicated that 56 of the 119 rooms had private baths. During the 1920s and 1930s, the Imperial Hotel was considered a leading Atlanta Hotel according to the City Builder. In the 1940s, the Imperial Hotel first provided accommodations for the road crew of the Metropolitan Opera and continued to do so for the next forty years.

Following a renovation of the basement level and the Peachtree facade in the 1950s, the hotel became the site of Joe Dale's Cellar Restaurant which remains one of Atlanta's most popular restaurants, although it has subsequently moved to various other locations. In the early 1960s, the Imperial's Domino Lounge first appeared in the the City Directory. The lounge, housed in a two story concrete block addition at the street level of the north facade, featured such acts as Little Richard and Fats Domino.

The design of the Imperial Hotel never included the ballrooms and suites of the city's grand hotels, such as the Biltmore and the Georgian Terrace Hotel. The

other Atlanta hotels, similar to the Imperial in concept, the Piedmont, the Ansel^{ley} and the Henry Grady, have been demolished.

THE IMPERIAL HOTEL

On July 13, 1910, the Imperial Hotel Company was issued permit number 2487 for an eight-story fireproof hotel to be located at what was then 339 Peachtree Street and was to be built at an approximate cost of \$100,000. The same construction and stylistic techniques being utilized by the architects of Atlanta's downtown skyscrapers were used by the architect for the project, Edward E. Dougherty. Steel studs rather than wood constituted the internal skeletal frame. Concrete was also used for the framing system and represents an early and innovative use of this material which made its first appearance in the construction industry during the first decade of the twentieth century. In addition, the hotel is noteworthy as a good early example of fireproof construction which also began to appear in Atlanta hotels at the turn of the century. The fireproof quality was made possible by the extensive use of concrete, brick, terra cotta, stone, tile and plaster. Elevators provided an additional modern convenience to the hotel's patrons. The Otis elevators are original to the building.

Stylistically, the Imperial Hotel represents a variation on the Chicago style which was being used during the first era of skyscraper construction in Atlanta. This style is reflected in the hotel's slender profile and bay windows. The hotel's tall and narrow front facade is divided into a tri-partite vertical composition consisting of a projecting first floor for the base, which was originally an arcade, a simply-detailed shaft and a more elaborate crown. The crown includes the eighth floor which is decorated with brickwork in geometric and herringbone patterns and inlaid with terra cotta. A corbelled brick cornice and parapet is also ornamented with terra cotta. Both side facades are articulated with bay windows composed of wood sash and sheet metal bays. These bay windows, which extend as continuous projections from the second to the eighth floors, alternate with regular flush windows to create a visually interesting effect on the north and south facades. Small iron balconies at the third and eighth floor windows decorate the Peachtree facade. Despite the changes to the building over the years, the Imperial Hotel remains as one of the few remaining tall buildings designed as variation of the Chicago style during the initial phase of skyscraper construction in Atlanta.

EDWARD E. DOUGHERTY

Edward Emmett Dougherty was born in Atlanta in 1876. After graduating from the University of Georgia in 1895, Mr. Dougherty went on to Cornell University and the Ecole de Beaux Arts. Mr. Dougherty's commissions included buildings in Atlanta, Nashville and other southern cities and he was particularly noted as a designer of churches. In 1918, Mr. Dougherty moved his office to Nashville and practiced under the firm names of Dougherty and Gardner as well as Dougherty, Wallace and Clemmons. Mr. Dougherty died in 1943.

REFERENCES

The Official Guide to Atlanta (circa 1926)

City Builder, various issues. 1925-1929.

Building Permit #2487, City of Atlanta.

Imperial Hotel National Register of Historic Places Property Information Form, 1982.

E.E. Dougherty, biographical information on file at Atlanta Urban Design Commission.

CRITERIA

Group I (2)

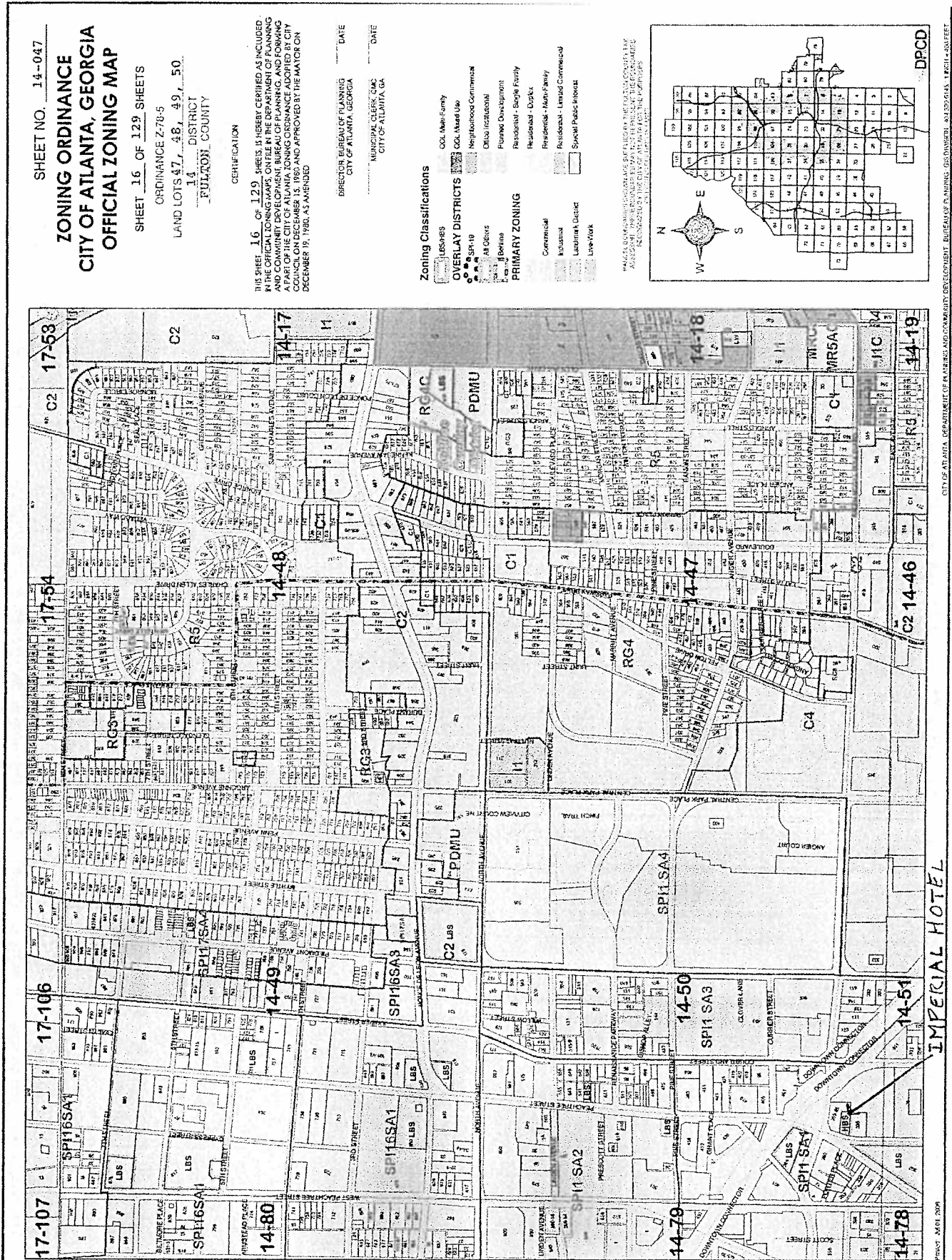
Group II (1) (2) (3) (7) (9) (10) (11)

Group III (1) (2) (3)

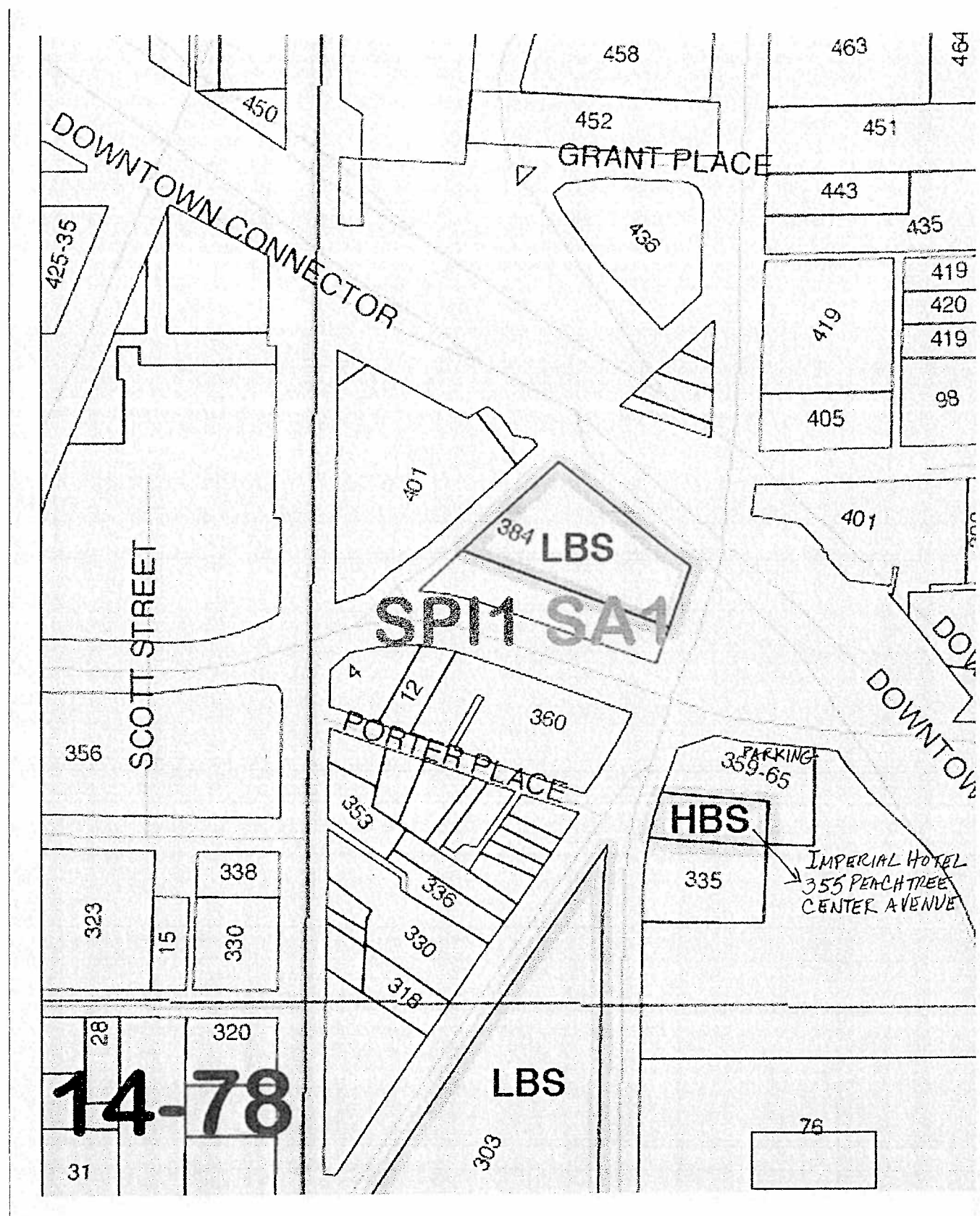
FINDINGS

The proposed nomination of the Imperial Hotel meets the above-referenced criteria for an Historic Building or Site as set out in Section 16-20.004 of the Code of Ordinances of the City of Atlanta.

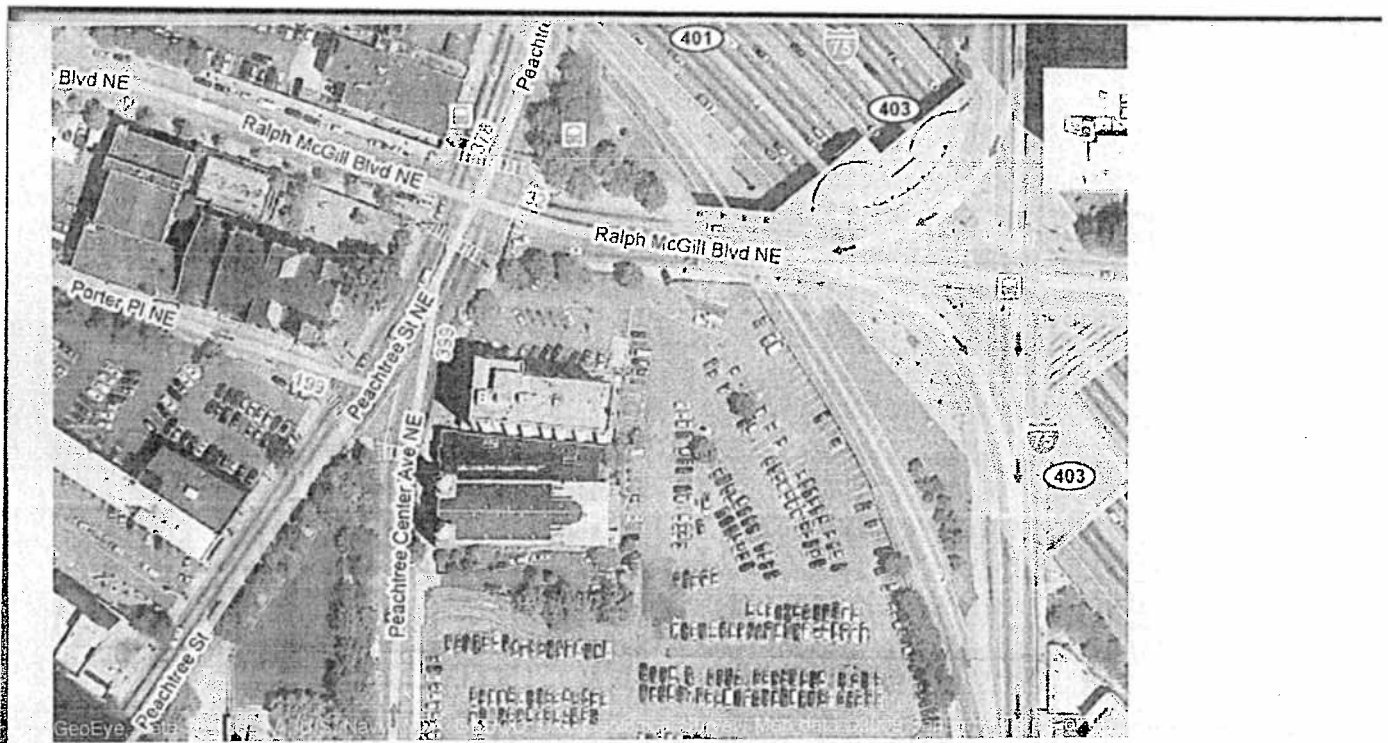
Attachment 1. City of Atlanta Zoning Map showing the Imperial Hotel. Available online at http://gis.atlantaga.gov/gishome/index.php?option=com_content&task=view&id=15&Itemid=50, sheet No. 14-047.



Attachment 2. Detail of City of Atlanta Zoning map showing the Imperial Hotel, which is designated a Historic Building Site (HBS).



Attachment 3. Current aerial view of the Imperial Hotel. The building to the south of the Imperial Hotel is the Sacred Heart Church, and south of that is a parking garage. Available online at the site listed below.



References

External Links

<http://www.cr.nps.gov/nr/travel/atlanta/imp.htm>

Retrieved from "http://www.archiplanet.org/wiki/Imperial_Hotel%2C_Atlanta%2C_Georgia"

Categories: Buildings | Buildings in USA | Buildings in Georgia, USA | Buildings in Atlanta, Georgia, USA |

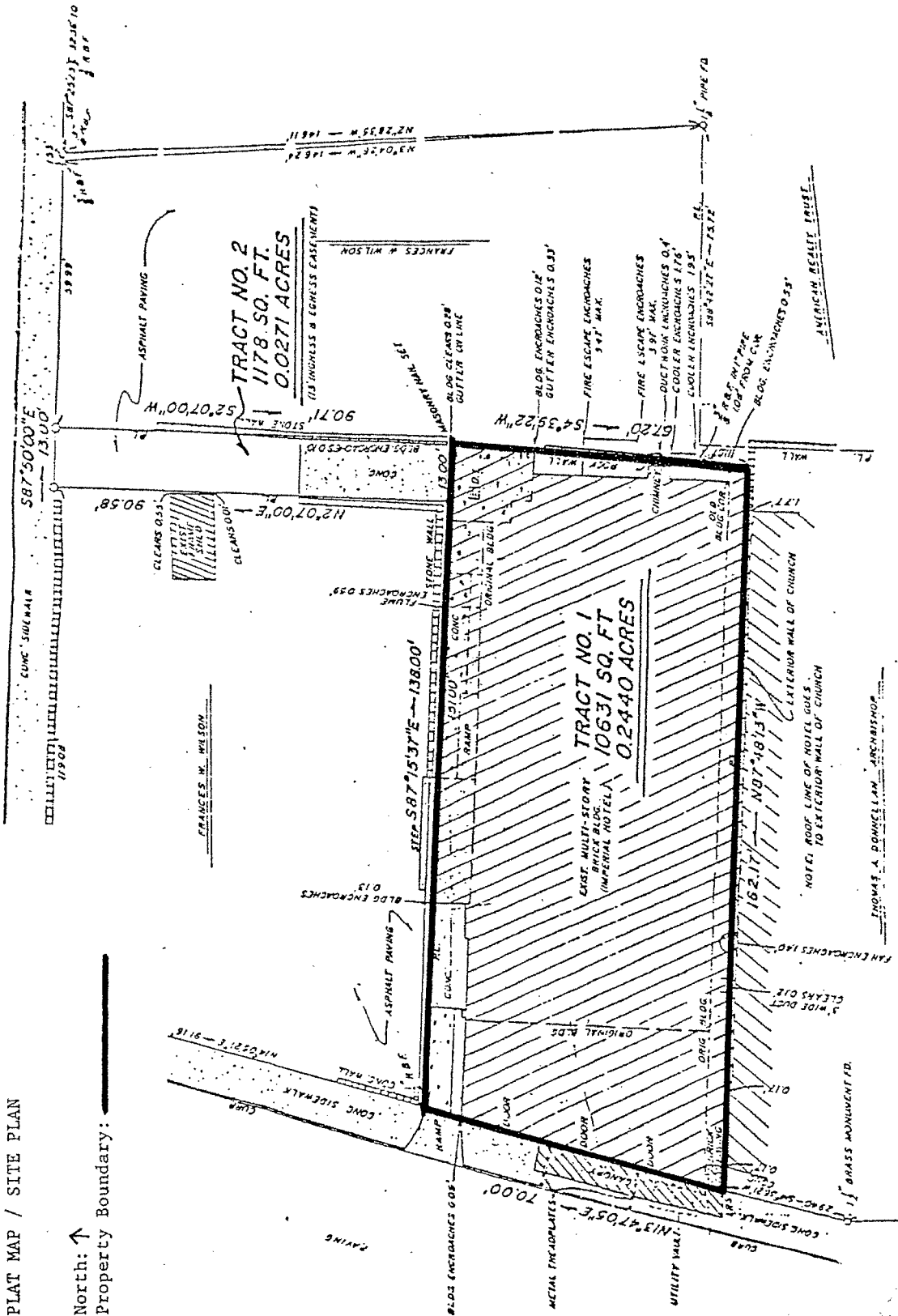
http://www.archiplanet.org/wiki/Imperial_Hotel,_Atlanta,_Georgia#Discussion

Attachment 4. Site plan/plat map of the Imperial Hotel, dated June 1965. Included in the National Register of Historic Places nomination for the Imperial Hotel.

IMPERIAL HOTEL
Atlanta, Fulton County, Georgia

PLAT MAP / SITE PLAN

North: ↑
Property Boundary: —



SURVEY FOR IMPERIAL HOTEL BY ERNEST L. DODGESS, FIC & LS DATED
JUNE, 1965; PLAN OF PROPERTY FOR THE ESTATE OF FRED B. WILSON
BY JOE W. ARHOLD CO., ENGINEERS-SURVEYORS DATED 3-11-65; SURVEY
OF THE ESTATE OF FRED B. WILSON BY H. V. L. TAYLOR, C.E. DATED NOV. 1960.

THOMAS A. DONNELLY ARCHITECT

Attachment 5. Legal description of the Parcel of Land on which the Imperial Hotel is located. Dated October 6, 1995 and provided by Progressive Redevelopment, Inc. on May 11, 2009.

**LEGAL DESCRIPTION
IMPERIAL HOTEL**

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 50 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found on the southeast right-of-way line of Peachtree Center Avenue (Variable R/W), said iron pin being South 25 degrees 18 minutes 22 seconds West a distance of 69.55 feet from a concrete monument found at the southwesterly end of a miter at the intersection of the southeast right-of-way line of Peachtree Center Avenue and the southerly right-of-way line of Ralph McGill Boulevard (60' R/W); thence leaving the southeasterly right-of-way line of Peachtree Center Avenue and running South 83 degrees 45 minutes 52 seconds East a distance of 151.04 feet to a concrete nail found; thence South 08 degrees 11 minutes 02 seconds West a distance of 56.11 feet to a point; thence South 08 degrees 10 minutes 08 seconds West a distance of 11.00 feet to a point; thence North 84 degrees 20 minutes 13 seconds West a distance of 162.19 feet to an iron pin found on the southeasterly right-of-way line of Peachtree Center Avenue (Variable R/W); thence following said right-of-way line North 17 degrees 17 minutes 04 seconds East a distance of 69.99 feet to an iron pin and the Point of Beginning.

Said parcel containing 10,625 square feet or 0.244 acres of land as shown on an ALTA/ACSM Land Title Survey for Wachovia Bank of Georgia, N.A., Georgia Housing & Finance Authority, City of Atlanta, Atlanta Neighborhood Development Partnership, Progressive Imperial Partners, L.P., Federal National Mortgage Association & Corporation for Supportive Housing by Planners and Engineers Collaborative dated December 8, 1986, last revised October 6, 1995.

Attachment 6. Building permit for the Imperial Hotel. On microfilm at the Atlanta History Center.
Part of the National Register of Historic Places nomination packet.

APPLICATION FOR BUILDING PERMIT.

Atlanta, Ga., July 13 1910

To the Inspector of Buildings:

Sir: We hereby make application for permit to
Build Improv Hotel "Imperial"
and if same is granted We agree to conform to all City Ordinances regulating same
and in accordance with plans submitted:

Ward 6th

Location at intersection of Peachtree and Peachtree St.

Owners Imperial Hotel Company

Architect Edward C. Laughlin

Builder R.M. Walker

No. of Buildings One

Dimensions of Ground Plan 35'-6" x 125'-0"

No. of Stories and Height of same Eight stories with Basement

Material in Walls and Thickness of same Brick walls on concrete

supporting beams

Material in Roof Tin & gravel

Material in Chimney Brick

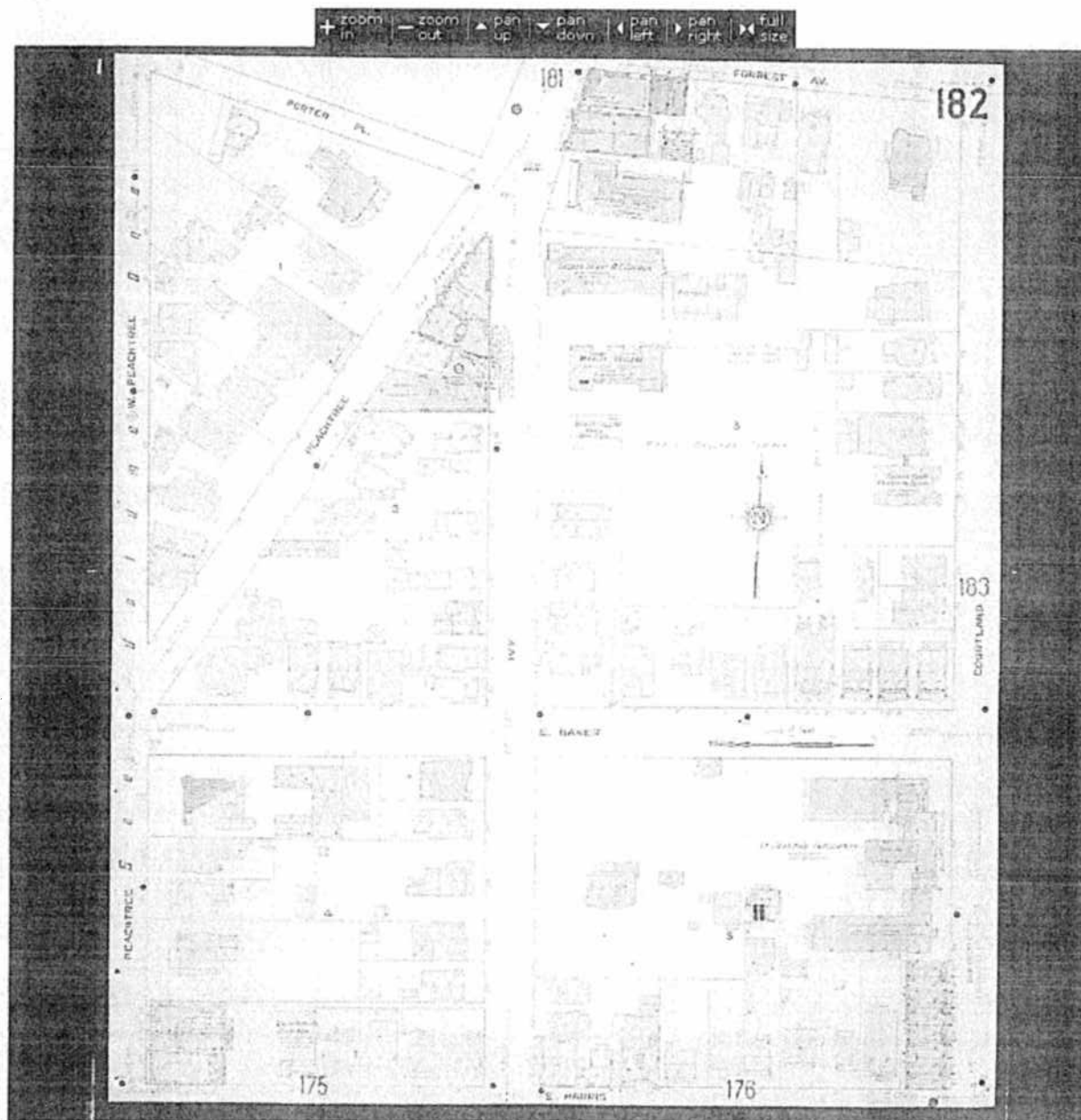
If girder or sills are used to carry floor, state size see plans

Give Distance between supports of girders " "

Attachment 7. 1911 Sanborn Fire Insurance Map, page 182. On line at the site at the bottom of the map.

Sanborn: atlanta-fulton-ga-1911-s-182.sid

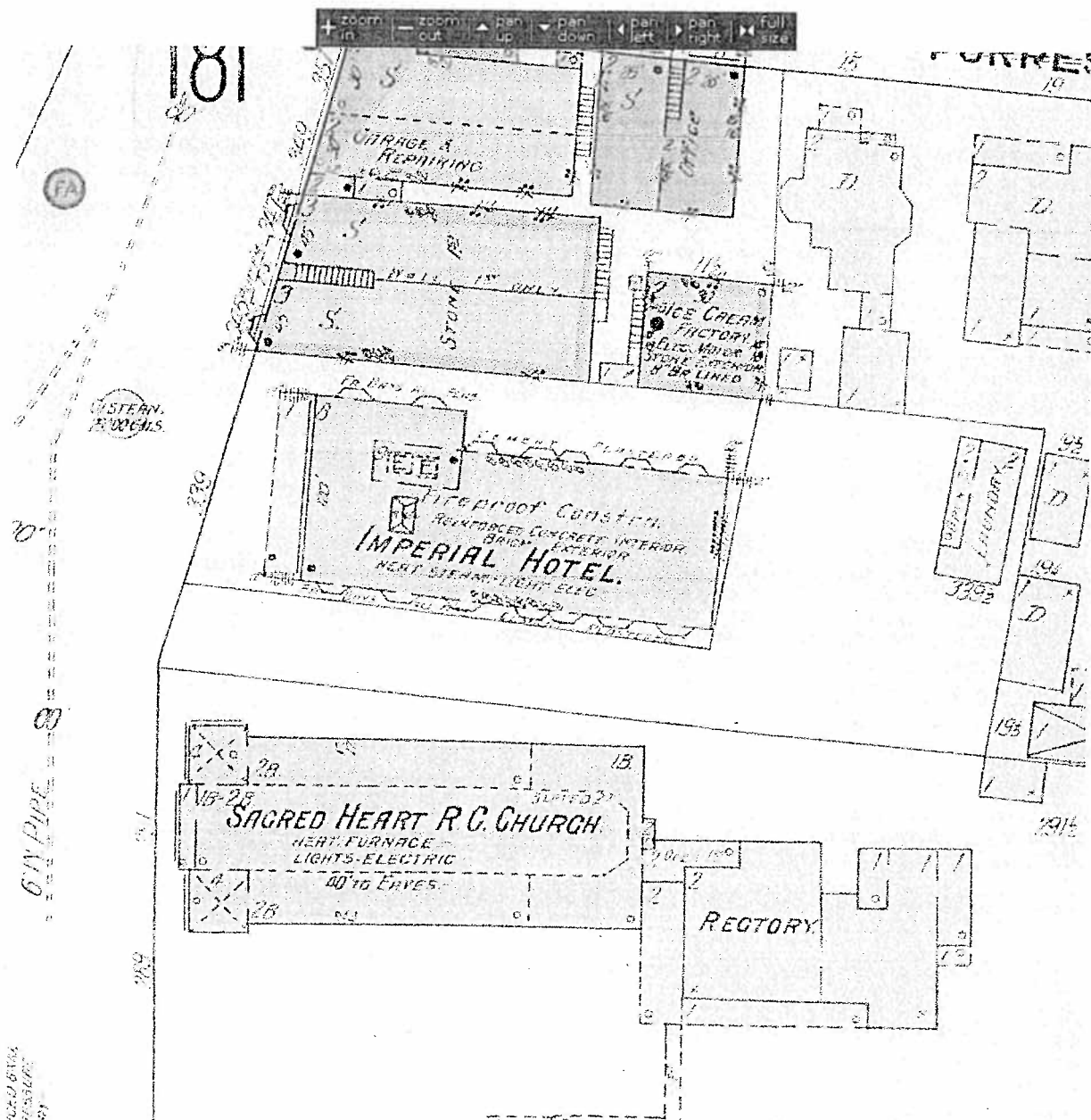
5/13/09 7:34 PM



Attachment 8. Detail of previous attachment. 1911 Sanborn Fire Insurance Map, page 182, showing the Imperial Hotel. Note the laundry building on the back of the lot.

Sanborn: atlanta-fulton-ga-1911-s-182.sid

5/13/09 7:35 PM



Attachment 9. Historic photograph, c.1917, of the Imperial Hotel. Original at the Atlanta History Center, call number SAG 1-10A.



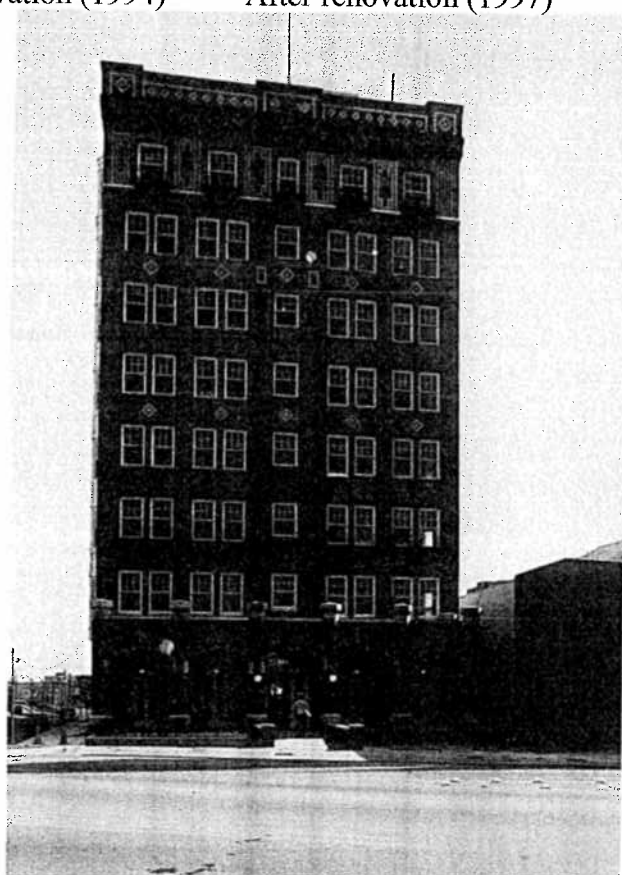
Imperial Hotel, Peachtree and Ivy Streets.

SAG 1-10A c.1917

Attachment 10. Photos of the west elevation of the Imperial Hotel before and after the 1990s renovation.



Before renovation (1994)



After renovation (1997)

Attachment 11. Photos of the north elevation of the Imperial Hotel before and after the 1990s renovation.

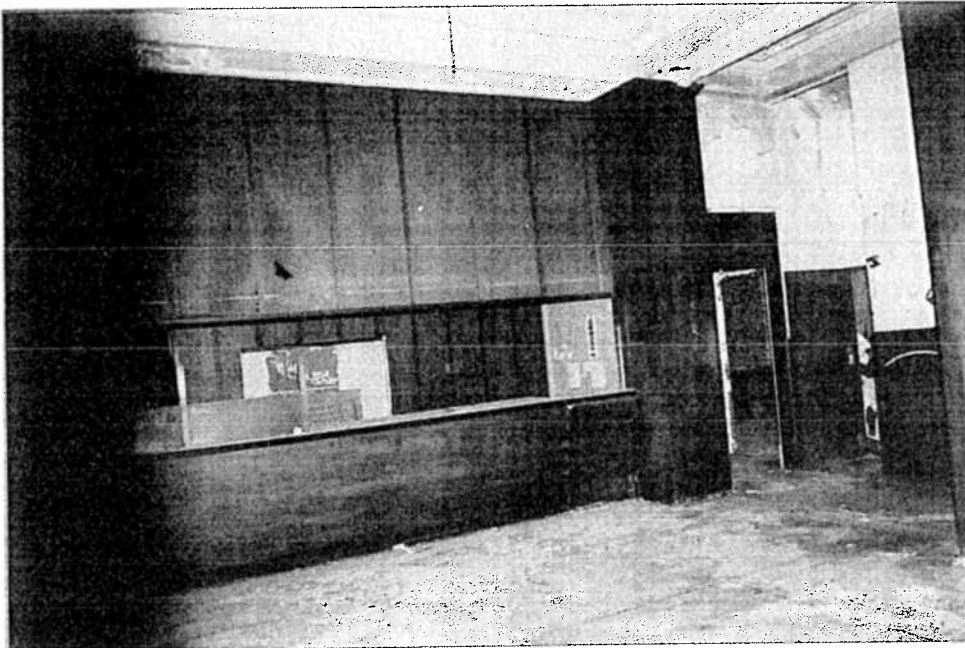


Before renovation (1994)

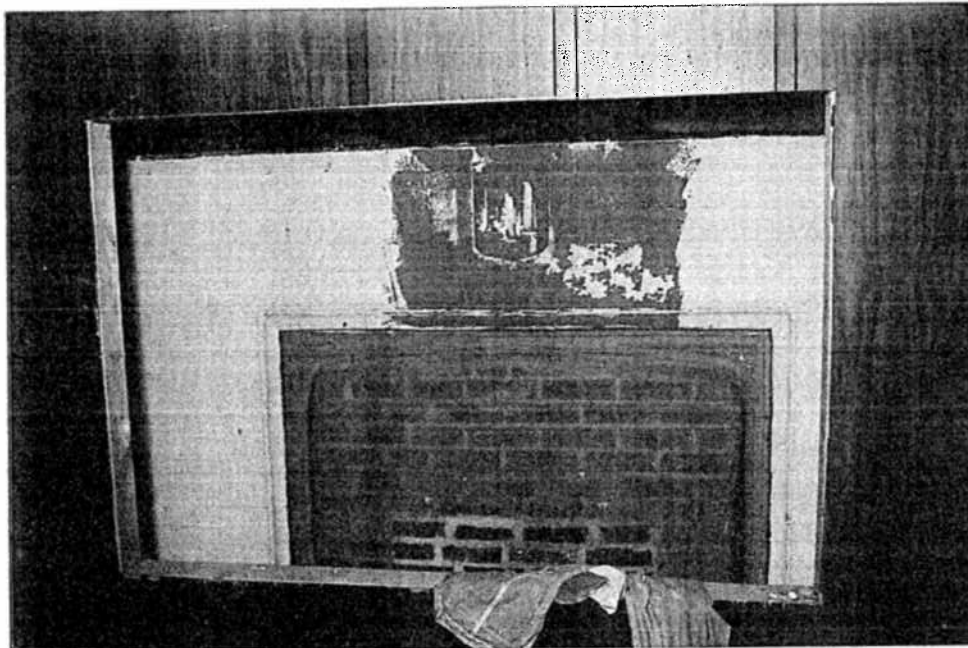


After renovation (1997)

Attachment 12. Before renovation photos of the first floor lobby of the Imperial Hotel.



Before renovation (1994) photo showing the original fireplace located behind the check-in counter.



Detail of the fireplace shown in the previous photograph.

Attachment 13. Current photo of the lobby area and fireplace shown in the pictures of **Attachment 12.**
Provided by Barbara Aiken of Progressive Redevelopment, Inc.



Addendum Attachment #1. Hotel advertisements from the "Yellow Pages" of the 1955 *Atlanta City Directory*.

90 HOTELS

Biltmore
THE SOUTH'S SUPREME HOTEL
ATLANTA, GEORGIA



DES


92 HOTELS

The Henry Grady

Atlanta's Most Popular Hotel
Rooms . . . 550 . . . Baths
"A Safe Place to Stay"

★ ★ ★ ★ ★

HOTELS



**WYNNE
HOTEL**
DRUID HILLS —
* Operated
*
WITH BATH

Home of All
EMPIRE ROOM
Six Hundred Guest
Rate \$

Atlanta Biltmore
MRS. HOWELL
WILLIAM CAMBIE
D. O. BRUSSE, Vice-
W. H. CUL

DINKLER HOTELS
in ATLANTA
The Dinkler Plaza
Joe Cracy, Manager
in BIRMINGHAM
The D. 11

BRIARCLIFF HOTEL

"A Distinctive Address"



Air Conditioned Dining and Meeting Space

Catering to

CONVENTIONS — WEDDINGS — BANQUETS

1050 PONCE DE LEON AVE.

PHONE ATWOOD 9711

HOTEL JEFFERSON

100% SPRINKLER SYSTEM

Centrally Located



125 ROOMS — 125 BATHS

REASONABLE RATES

EXCELLENT COFFEE SHOP



THREE MINUTES FROM FIVE POINTS
(Garage Just Across the Street)

Alabama and Pryor Sts.

Tel. LAmAr 5826

Something New
has been added —



*Terrace Lounge to
Atlanta's Finest Hotel*



**the
piedmont**
air conditioned

96 HOTELS

**THE
IMPERIAL HOTEL**

GLENN LOUDERMILK, Mgr.
COMPLETELY MODERNIZED

**150 Rooms--150 Baths
COFFEE SHOP**

AIR CONDITIONED ROOMS
AMPLE PARKING FACILITIES • CONVENIENTLY LOCATED

355 Peachtree N. E.

Phone LAmAr 1941

Addendum Attachment #2. Hotels listing from the 1991 Atlanta City Directory.

Days Inn Peachtree Marietta Martin Genl Mgr 683
Pree St NE (40 Emps)..... 874-9200

DOUBLE TREE HOTEL
Mc Timothy Russell General Manager, Mr
Ted Clark Director Of Marketing, Seven
Cocoon Parkway, Atlanta, Ga (30328),
Tel (404) 395-3900

Embassy Suites Hotel Sieve Groves Genl Mgr 3285
Pree Rd NE..... 251-7733
Falcon Hotel (Chas Manner Jr) 190 Luckie St NW
(6 Emps)..... 534-9579
Gary Hotel Courts Brad Markby Regl Dir 2102
Piedmont Rd NE (4 Emps)..... 875-8031
Haberham Hotel the Chris Clark Genl Mgr 330 Pree
St NE (25 Emps)..... 877-1980

HAMPTON INN Richard McDowell Manager,
3308 Piedmont Rd NE, Atlanta, Ga
(30305), Tel (404) 233-6856 (100 emps)
HAMPTON INN 3400 Northlake Pkwy (30345),
Tel 403-1956, FAX 723-0883 (28 emps)

HAMPTON INN
1888 Sullivan Rd, Atlanta, Ga (30337), Tel
998-2220
Hilland Street Residence Hotel Cheneil D Taylor Res
Mgr 15 Hilland St NE..... 877-1671

HOLIDAY INN
Carol Price Office Manager, 2855 Hwy
317, Suwanee, Ga (30174), Tel 945-4921
HOLIDAY INN 2255 Dek Rd (Marietta;
30067), Tel (404) 952-7681

Hotel At Underground Atlanta 90 Alabama St SW

HOWARD JOHNSON HOTEL
Michael J Glickin Director Of Sales, 870
Peachtree St NE (30308), Tel (404) 874-
5511, 1-800-854-2000, FAX 874-7732

Howard Johnson Plaza Hajah Hanson Genl Mgr 70
Houston St NE (8 Emps)..... 659-2680

Hyatt Regency Atlanta in Peachtree Center Andre Van
Hall Mgr 265 Pree St NE (900 Emps)..... 577-1234

Inn-Continental & Forum Hotels Susan Berdis Regl
Dir 3475 Lenox Rd NE Rm 990 (4 Emps)..... 261-4437

Lanier Plaza Hotel & Conference Center Dan W Green
Genl Mgr 418 Armour Dr NE (300 Emps)..... 873-4561

Marriott Hotel 3300 Lenox Rd NE
Marriott/Marquis the Ted Renner Genl Mgr 255 Pree
Center Av NE (1,500 Emps)..... 521-5090

Marriott Residence Inn Tom Frazier Front Ofc Mgr
2960 Piedmont Rd NE (40 Emps)..... 239-0677

Marriott Suites Midtown Brian Betkin Genl Mgr 35
14th St NE (190 Emps)..... 876-8808

HOT TUBS AND SPAS
Holiday Spa Bill Carter Dir Around Lenox
..... 253-5263

**HOTEL AND RESTAURANT
SUPPLIES AND EQUIPMENT**
Atlanta Pricing Systems Inc Richard W Diehl
President, 42152 Wendell Dr SW (F, 30306),
Tel 691-0178 (7 emps)

Coastal States Equipment Co Dewey E Thomas Pres
Ben Thomas Exec V-Pres 2150 Marietta Blvd NW
(25 Emps)..... 552-2160

Howells Frank M Inc Frank M Howells Pres John
Howells V-Pres 3155 Roswell Rd NE Ste 130
(3 Emps)..... 233-0105

Northside Metal Fabricators Carl Fenner Pres 1940
Murphy Av SW (20 Emps)..... 755-3531

Sunlow Inc W Dan Graham Pres 1071 Howell Mill Rd
NW (20 Emps)..... 872-8125

Whitlock-Dobbs Inc B W Whitlock Jr Emeritus
Chairman J H Lanier Sr V-Pres J T Whitlock Pres
Opr 2200 Marietta Blvd NW (23 Emps)..... 351-4211

HOTELS
Alpha Inn 1341 Lucile Av SW..... 755-5178

**AMERICAN BEST WESTERN
HOTEL**
SUSAN STERN
DIRECTOR
160 SPRING STREET AT
INTERNATIONAL BOULEVARD
ATLANTA GA (30303)
TELEPHONE (404) 988-8800
FAX (404) 658-9458
INSIDE/OUTSIDE GEORGIA
TELEPHONE 1-800-621-7886

Atlanta Hilton & Towers The 225 Courtland St
NE, Atlanta, Ga (30303), Tel (404) 559-2000,
Telex 80-4370, Tel (404) 222-2367 (958 emps)

Atlanta Penta Hotel J Van Luchene Genl Mgr 590
West Pree St NW (300 Emps)..... 881-6000

Atlanta Hotel the Frank Pollak Mgr 111 Luckie St
NW..... 524-7000

BARCLAY HOTEL THE
Wanda Wilson Manager, 80 Luckie St
NW, Atlanta, Ga (30303), Tel (404) 624-
7091, FAX (404) 624-0672

Best Western Midtown Hotel Maximilian Wehforth
Genl Mgr 1470 Spring St NW (35 Emps)..... 872-5521

Blumline Inn the Don Howard Genl Mgr 30 5th St NE
(25 Emps)..... 874-9824

Budget Inn Ed Lambert Mgr 2335 Chantilly Dr NE
..... 321-0399

CLERMONT HOTEL
(Lillian Londermilk), 789 Ponce De Leon
Ave NE (30306), Tel (404) 841-8811 (6
emps)

Colony Square Hotel Robt Cowan Genl Mgr 1175 Pree
St NE..... 892-6900

Comfort Inn Ian Souer Mgr 101 International Blvd NW
..... 624-5555

Day's Inn Greg A Wright General Manager,
300 Spring St (30308), Tel 523-1144 (86
emps)

DAYS HOTEL AT LENOX
Scott Chaffin General Manager, 3377
Peachtree Rd NE (30326), Tel (404) 264-
1111, FAX 231-3497 (12 emps)

DAYS INN ATLANTA AIRPORT
4601 Best Rd, College Park, Ga (30337),
Tel 761-8500

Westin Hotels & Resorts Kim Chappell Sr V-Pres
3309 Pree Rd NE Rm 2040 (5 Emps)..... 361-8577

**WESTIN PEACHTREE PLAZA
HOTEL THE
RIC LAYTON
MANAGING DIRECTOR
CLYDE HARRIS
DIRECTOR OF MARKETING
PEACHTREE STREET NW
AT INTERNATIONAL BOULEVARD
PO BOX 68650
ATLANTA
(30343)
TELEPHONE (404) 658-1400
(261 emps)**

HOUSE CLEANERS
KASON SOUTHERN CORP Jim Ferrelle
Branch Manager, 2115 Liddell Dr NE
(30324), Tel (404) 878-4449, FAX (404) 878-
0492 (18 emps)

HOUSE FURNISHINGS-MFRS
B & D Salvage Sales (Derral Z Patterson),
1713 Church St (30302), Tel 639-1348

HOUSE FURNISHINGS-RETAIL
Abraham's Jack Carter V-Pres 3147 Piedmont Rd NE
..... 233-6014

Adler Arts (Jeffrey L Adler) 3333 Cairns Hill Pl NW
..... 842-7733

Belling Bath Mike Fowler Mgr 2092 Stewart Av SW
..... 767-1919

Bolender & Gumpertz Inc Sadele Goutier Mgr 240
Pree St NW Rm 304 (4 Emps)..... 538-4573

Costifairs (Mike Penney) 1024 North Highland Av
NE (7 Emps)..... 851-8112

Mayfield Lamp & Table Co Ray Swyer Rep 240 Pree
St NW Rm 10407..... 247-1120

Pier One Import Robt Bergboom Mgr 1544 Piedmont Av
NE (9 Emps)..... 851-6549

Sahara Japanese Woodworks (Toshihiko Sahara) 1716
De Foor Pl NW..... 356-1976

Williams-Sonoma Barbara Meia Mgr Lenox Square
(3 Emps)..... 237-4878

HOUSE FURNISHINGS-WHOL
Travis-Irvin Inc Mrs Dorothy H Travis Ofcr 351 Pree
Hills Av NE Ste 128 (7 Emps)..... 237-5079

**HOUSEHOLD APPLIANCES-
DEALERS**
A B E Appliances & Furn (Abe Asher) 491 Flat
Sheals Av SE..... 691-1565

Appliance Exchange (Mark Nelkin) 748 Marietta St
NW (5 Emps)..... 658-9100

Appliance Service Center (Mike Threadgill) 2155
Moreland Av SE (3 Emps)..... 621-1812

Appliance Warehouse Angus Hill Pres 1464
Chattahoochee Av NW (8 Emps)..... 355-0065

B & L Appliances (Joe Head) 458 Flat Sheals Av SE
..... 521-2816

Baumann Appliance Christopher L Baumann Mgr 3108
Roswell Rd NW (10 Emps)..... 261-2575

Cook's Nook J Stevens Mgr 2423 Lenox Rd NE
(4 Emps)..... 262-2655

Empire Appliances (Dede Ayal) 794 Marietta St NW
..... 525-3500

Fox Appliance Parts Of Atlanta 5375 North
Parkway, Lake City, Ga (30252), Tel (404)
363-3313

Hopkins Heating and Air (Anthony Hopkins) 2610
Bankhead Hwy NW..... 799-8995

JACKSON ATLANTA INC
William W Jackson President, Ms Anne
Jackson Vice-President, 2840 Franklin St,
Avondale Estates, Tel 264-6212 (4 emps)

Mitchell's Appliance Sales & Service (Steve Mitchell)
323 Walker St SW..... 523-8273

Network Rental Co Mark Griffin Mgr 1299 Moreland
Av SE (5 Emps)..... 624-9775

Sharp's Appliance Store Inc W C Sharpe
President, 457 Moreland Av NE, Little Five
Points, Atlanta, Ga (30307), Tel (404) 523-
4681 (7 emps)

Wilton Associates Inc Robt E Ritter Pres Julian A
Rachels V-Pres 2970 Pree Rd NW Rm 856
(5 Emps)..... 237-0225

Wizard Appliances Rena Fannin Mgr 1265 Moreland
Av SE (3 Emps)..... 627-5447

**HOUSEHOLD APPLIANCES-
REPAIRERS**
Beavers Appliance Service (Charles C Beavers) 1435
Bankhead Av NW..... 876-2702

Calvin's Big A Appliance 2010 Hollywood Rd NW
Jones Appliance Service (Gordon W Jones) 208 Pharr
Rd NE..... 237-5783

Re Com Repair Co Chuck Longford Pres 1635b Sylvan
Rd SW..... 622-8782

Rodgers Melvin F 1058 Sanders Av SE..... 622-8782

Salsman Appliance Repair Service (Milton Salsman)
1825 Martin L King Jr Dr NW (4 Empe)..... 758-8075

HUMANE SOCIETIES
ATLANTA HUMANE SOCIETY
Bill Garrett Executive Director, John
Merritt Operation Director, Kathy Brees
Public Relations And Education, 981
Howell Mill Rd NW, Atlanta (30318), Tel
876-5331 (9 emps)

POLK YELLOW PAGES
Shopping at your Fingertips

**MIDTOWN MANOR
DOWNTOWN ATLANTA**

VICTORIAN LODGING
Affordable Weekly Rates
★ Corporate Relocation
★ Free Phone - TV - AC
★ Laundry Facilities
★ Free Parking
★ Short or Long Term Lodging
811 Piedmont Ave NE ... 872-5846

Mitchell Street Hotel Harvey J Harris Jr Mgr 226
Mitchell St SW..... 688-1694

Nikko Hotel 3300 Pree Rd NE
Omni International Hotel Bill Thompson Genl Mgr
Omni International St (320 Emps)..... 659-0000

Paschal's Motor Hotel (James V Paschal, Robert
H Paschal), 830 Martin Luther King Jr Dr
SW (Atlanta; 30314), Tel 877-3160 (35 emps)

PASCHAL MOTOR HOTEL
RESTAURANT & LOUNGE
• LaCAROUSEL LOUNGE
• 120 GUEST ROOMS
• AIR CONDITIONED
• AM-FM RADIO - TV
• SWIMMING POOL
"FOR RESERVATIONS CALL"
PASCHAL MOTOR HOTEL
830 Martin Luther King Jr Dr SW... 577-3150

Peachtree Court Hotel Peter Chang Genl Mgr 870
Pree St NE (40 Emps)..... 875-0511

Ponce De Leon Hotel Wesley Alexander Leasing Mgr
551 Ponce De Leon Av NE..... 872-4761

Radisson Hotel Atlanta Bill Bannister Genl Mgr 165
Courtland St NE..... 859-6500

Radisson Inn & Conference Center Nady Riad Genl
Mgr 1700 Commerce Dr NW (185 Emps)..... 351-5100

RAMADA ATLANTA AIRPORT Van I
Phillips General Manager, 1419 Virginia
Av, Atlanta, Ga (30337), Tel (404) 788-7800
(38 emps)

Rumala Hotel Capital Plaza Seven R Lydon-Cha Genl
Mgr 450 Capital Av SE (150 Emps)..... 688-1900

Regency Suites Hotel Linda Camp General
Manager, Jane Jennings Director Of Sales,
975 West Peachtree St NE, 10th St, Tel:
(404) 876-6000 (40 emps)

Ritz-Carlton Hotels the Ed Starnes Mgr 3434 Pree Rd
NE..... 237-2700

Ritz-Carlton Hotels the Paul Giovanni Genl Mgr 181
Pree St NE (470 Emps)..... 659-0400

**SHERATON CENTURY CENTER
HOTEL**
K F Traver Ryan General Manager, 2000
Century Blvd NE (De G), Tel 325-0000,
FAX (404) 325-4920

Sheraton Corp Mike Judge Dir 3435 Piedmont Rd NE
Bldg 11 Rm 433 (7 Emps)..... 231-3135

Stratford Inn 586 Parkway Dr NE
Summerfield Suites Robt W Harris Asst Genl Mgr 505
Pharr Rd NE (30 Emps)..... 252-7860

TERRACE GARDEN INN Stephen Moran
General Manager, 3405 Lenox Rd NE
(30328), Tel 261-8260, FAX (404) 262-1761

ATLANTA HUMANE SOCIETY
Bill Garrett Executive Director, John
Merritt Operation Director, Kathy Brees
Public Relations And Education, 981
Howell Mill Rd NW, Atlanta (30318), Tel
876-5331 (9 emps)

POLK YELLOW PAGES
Shopping at your Fingertips

IMPERIAL HOTEL LANDMARK BUILDING SITE NOMINATION PHOTOGRAPHS



Photo #1. Imperial Hotel, main (west) Peachtree Center Avenue elevation.

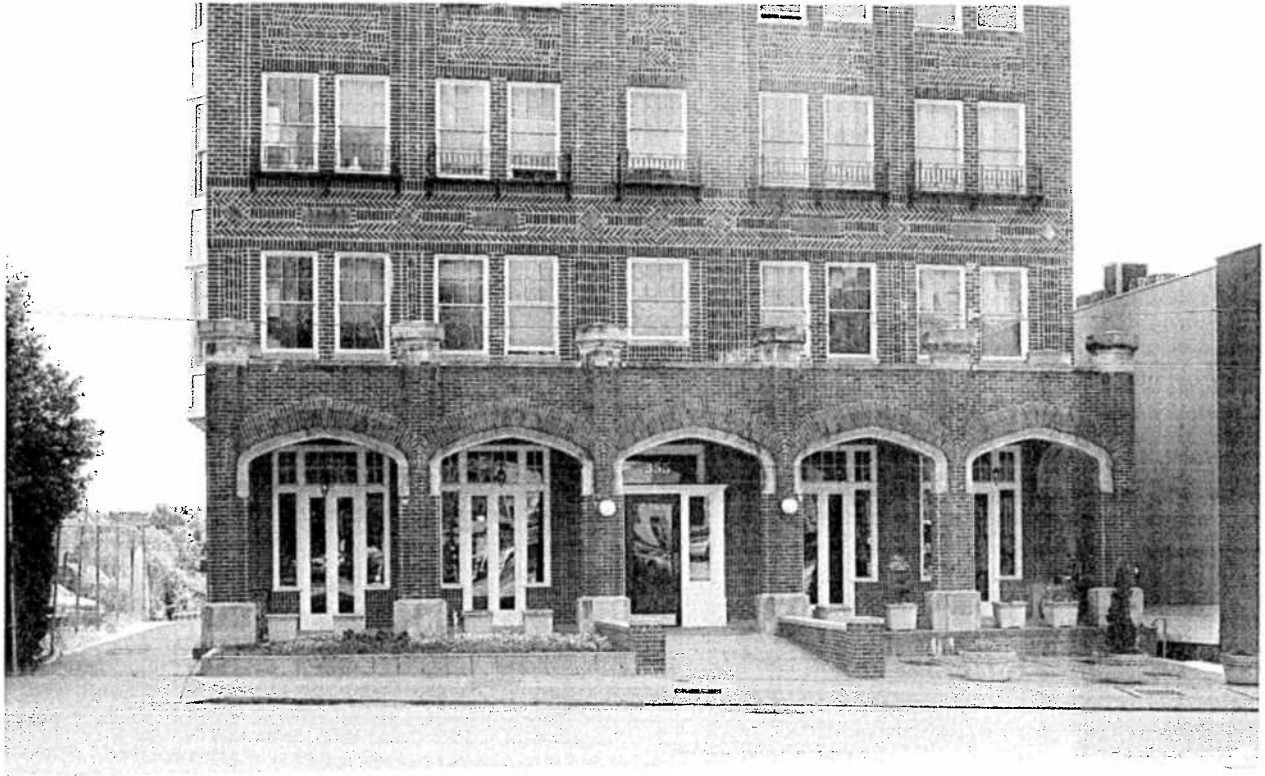


Photo #2. Detail of main (west) elevation showing new entry that replicated original arcade.



Photo #3. South elevation of the Imperial Hotel. The Sacred Heart Roman Catholic Church is in the foreground, and the photograph was taken from a parking deck south of the church.



Photo #4. South and east elevations of the Imperial Hotel. The photograph was taken from the parking lot east of the hotel building. The building adjoining the Imperial Hotel to the south is part of the Sacred Heart Church.



Photo #5. North elevation of the Imperial Hotel, taken from the north side of Ralph McGill Boulevard. The parking lot to the north of the hotel building is part of the property.

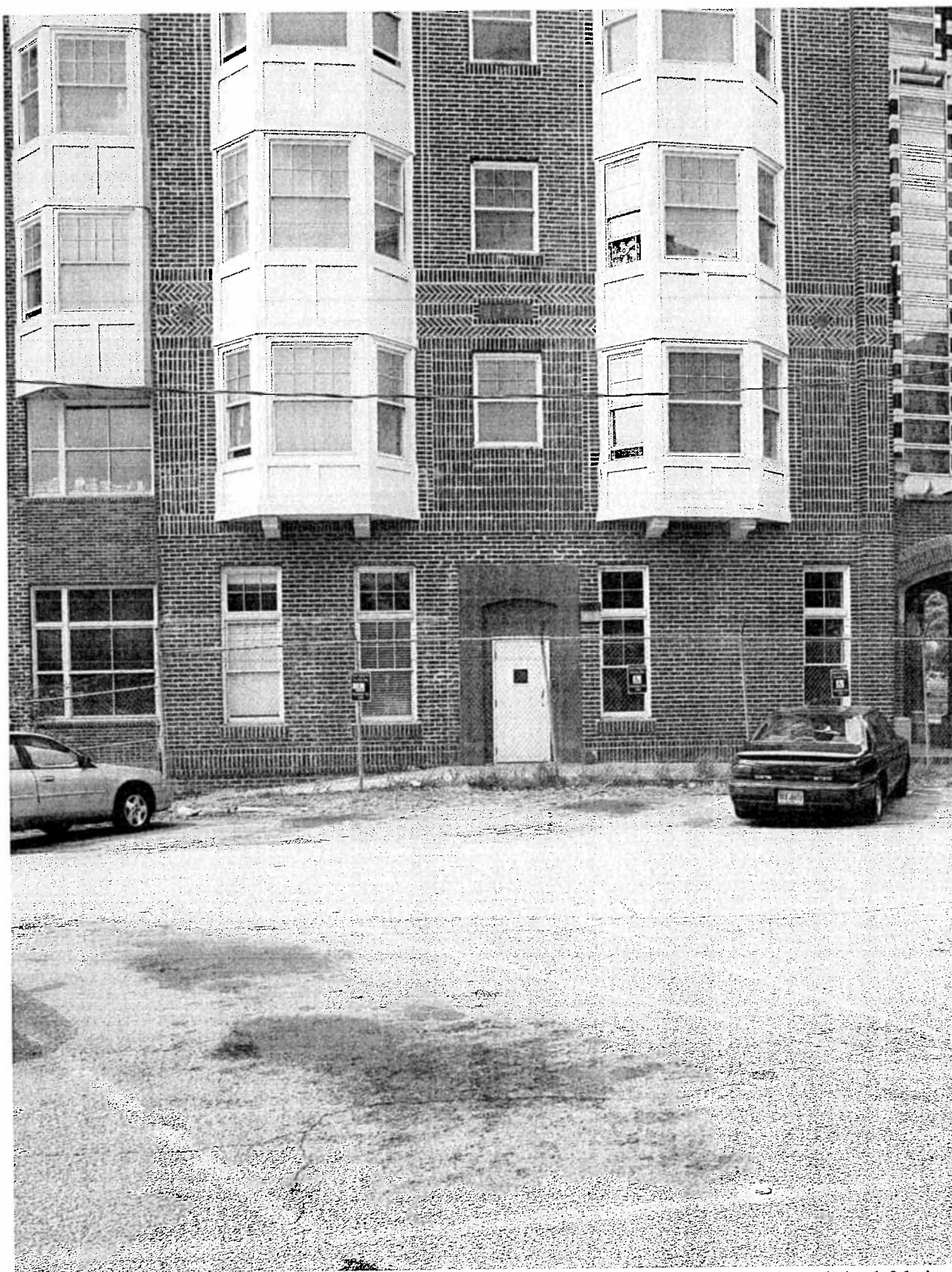
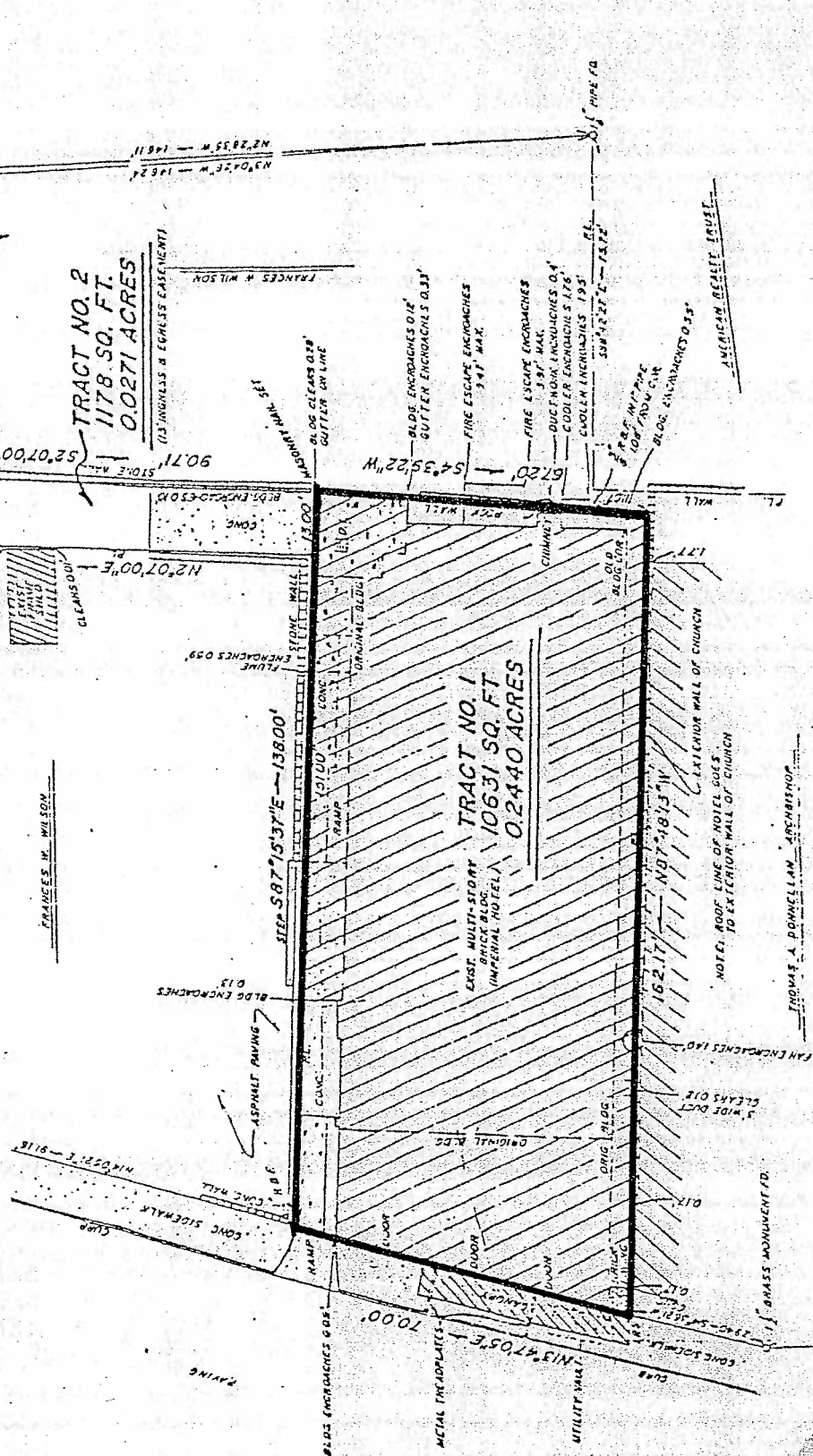


Photo #6. Detail of the bays on the northwest corner of the Imperial Hotel. The original fabric was repaired on the two lower bays rather than replaced. Photographer facing south.

Attachment 4. Site plan/plat map of the Imperial Hotel, dated June 1965. Included in the National Register of Historic Places nomination for the Imperial Hotel.

IMPERIAL HOTEL
Atlanta, Fulton County, Georgia
PLAT MAP / SITE PLAN

North: ↑
Property Boundary:



SURVEY FOR IMPERIAL HOTEL BY ERNEST L. BIGGESS, FIC & LS DATED
JUNE, 1965; PLAN OF PROPERTY FOR THE ESTATE OF FRED B. WILSON
BY JOSE W. ARMSTRONG CO., ENGINEERS-SURVEYORS DATED 3-11-65; SURVEY
FOR THE ESTATE OF WILLIAM L. WILSON, JR. DATED NOV. 1960.

Attachment 5. Legal description of the Parcel of Land on which the Imperial Hotel is located. Dated October 6, 1995 and provided by Progressive Redevelopment, Inc. on May 11, 2009.

**LEGAL DESCRIPTION
IMPERIAL HOTEL**

~~CONFIDENTIAL~~

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 50 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found on the southeast right-of-way line of Peachtree Center Avenue (Variable R/W), said iron pin being South 25 degrees 18 minutes 22 seconds West a distance of 69.55 feet from a concrete monument found at the southwesterly end of a miter at the intersection of the southeast right-of-way line of Peachtree Center Avenue and the southerly right-of-way line of Ralph McGill Boulevard (60' R/W); thence leaving the southeasterly right-of-way line of Peachtree Center Avenue and running South 83 degrees 45 minutes 52 seconds East a distance of 151.04 feet to a concrete nail found; thence South 08 degrees 11 minutes 02 seconds West a distance of 56.11 feet to a point; thence South 08 degrees 10 minutes 08 seconds West a distance of 11.00 feet to a point; thence North 84 degrees 20 minutes 13 seconds West a distance of 162.19 feet to an iron pin found on the southeasterly right-of-way line of Peachtree Center Avenue (Variable R/W); thence following said right-of-way line North 17 degrees 17 minutes 04 seconds East a distance of 69.99 feet to an iron pin and the Point of Beginning.

Said parcel containing 10,625 square feet or 0.244 acres of land as shown on an ALTA/ACSM Land Title Survey for Wachovia Bank of Georgia, N.A., Georgia Housing & Finance Authority, City of Atlanta, Atlanta Neighborhood Development Partnership, Progressive Imperial Partners, L.P., Federal National Mortgage Association & Corporation for Supportive Housing by Planners and Engineers Collaborative dated December 8, 1986, last revised October 6, 1995.